

Abran E. Vigil  
Nevada Bar No. 7548  
Justin A. Shiroff  
Nevada Bar No. 12869  
BALLARD SPAHR LLP  
1980 Festival Plaza Drive, Suite 900  
Las Vegas, Nevada 89135-2958  
Telephone: (702) 471-7000  
Facsimile: (702) 471-7070  
vigila@ballardspahr.com  
shiroffj@ballardspahr.com

*Attorneys for Plaintiff U.S. Bank  
NA, successor trustee to Bank of  
America, NA, successor in interest  
to LaSalle Bank, NA, as trustee, on  
behalf of the holders of the  
Washington Mutual Mortgage  
Pass-Through Certificates,  
WMALT Series 2007-OA5*

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

U.S. BANK NA, SUCCESSOR TRUSTEE  
TO BANK OF AMERICA, NA,  
SUCCESSOR IN INTEREST TO  
LASALLE BANK, NA, AS TRUSTEE, ON  
BEHALF OF THE HOLDERS OF THE  
WASHINGTON MUTUAL MORTGAGE  
PASS-THROUGH CERTIFICATES,  
WMALT SERIES 2007-OA5,

Plaintiff,

vs.

EAGLE INVESTORS, a Nevada  
corporation; SHADOW SPRINGS  
COMMUNITY ASSOCIATION, a Nevada  
non-profit corporation,

Defendants.

Case No. 2:16-cv-02785-JCM-NJK

**THIRD JOINT MOTION AND  
STIPULATION TO TEMPORARILY  
STAY LITIGATION**

SHADOW SPRINGS COMMUNITY  
ASSOCIATION,  
  
Third-Party Plaintiff,  
  
v.  
  
RED ROCK FINANCIAL SERVICES,  
LLC,  
  
Third-Party Defendant.

EAGLE INVESTORS,  
  
Counterclaimant,  
  
v.  
  
U.S. BANK NA, SUCCESSOR TRUSTEE  
TO BANK OF AMERICA, NA,  
SUCCESSOR IN INTEREST TO  
LASALLE BANK, NA, AS TRUSTEE, ON  
BEHALF OF THE HOLDERS OF THE  
WASHINGTON MUTUAL MORTGAGE  
PASS-THROUGH CERTIFICATES,  
WMALT SERIES 2007-OA5,  
  
Counter-defendant.

Plaintiff U.S. Bank NA, Successor Trustee to Bank of America, NA, Successor  
in Interest to LaSalle Bank, NA, as Trustee, on behalf of the Holders of the  
Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2007-OA5  
(the "Trust"), Defendant Eagle Investors, Defendant Shadow Springs Community  
Association (the "HOA"), and Third-party Defendant Red Rock Financial Services,  
LLC ("Red Rock") (collectively the "Parties"), by and through their respective  
counsel, hereby move and stipulate to temporarily stay litigation in this case for an  
additional two (2) months. In support of this motion and stipulation, the Parties  
state as follows:

1           1.       This is a quiet title action arising from a homeowners' association  
2 foreclose sale (the "Sale") of residential property located at 3225 Edinboro Ridge  
3 Avenue, North Las Vegas, Nevada, APN 124-25-510-036 (the "Property").

4           2.       The Parties have been actively engaged in settlement negotiations in  
5 an attempt to entirely resolve this case without further litigation.

6           3.       The Parties have conveyed several settlement offers and counter-offers  
7 and are consulting with their clients regarding settlement.

8           4.       A temporary stay was previously entered by this Court on November  
9 28, 2017 (the "First Stay"), but the First Stay automatically lifted per the terms of  
10 the Court's order on February 28, 2018.

11          5.       Although the Parties made progress towards settlement, the First Stay  
12 was not enough time to allow the Parties to reach a final agreement.

13          6.       In order to continue settlement discussions, the Parties requested a  
14 second stay from the Court, which was granted on April 6, 2018 (the "Second Stay").  
15 The Second Stay automatically lifted per the terms of the Court's order on June 6,  
16 2018.

17          7.       The Parties have exchanged settlement offers and there is currently a  
18 settlement offer outstanding. The Second Stay, however, was not enough time to  
19 allow the Parties to reach a final agreement.

20          8.       In an effort to preserve the resources of the Parties and the Court,  
21 before the Parties proceed with additional discovery and dispositive motions, the  
22 Parties would like to continue settlement negotiations.

23          9.       The Parties request an additional stay of litigation to conclude  
24 negotiations and attempt to resolve this case.

25          10.       Therefore, pursuant to the inherent authority of this Court, the Parties  
26 hereby stipulate and agree as follows:  
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1 a. All proceedings in the instant case, including motion and other  
2 litigation and discovery deadlines, are stayed for two (2) months from the  
3 date of an order granting this joint motion;

4 b. After the expiration of the foregoing period described in (8)(a),  
5 the stay shall be automatically lifted;

6 c. Prior to the automatic expiration of the foregoing period  
7 described in (5)(a), any party may unilaterally move to lift the stay;

8 d. Upon lifting of the stay, the Parties shall have two (2) months to  
9 finish discovery. All discovery previously issued must be re-served.  
10

11 Dated this 27th day of June, 2018.

Dated this 27th day of June, 2018.

12 BALLARD SPAHR LLP

AYON LAW, PLLC

13 By: /s/ Justin A. Shiroff

By: /s/ Luis A. Ayon

14 Abran E. Vigil

Luis A. Ayon, Esq.

15 Nevada Bar No. 7548

8716 Spanish Ridge Avenue,

16 Justin A. Shiroff

Suite 115

17 Nevada Bar No. 12869

Las Vegas, Nevada 89148

18 1980 Festival Plaza Drive, Suite 900

Las Vegas, Nevada 89135-2958

*Attorneys for Defendant Eagle*

*Attorneys for Plaintiff and Counter-*

*Investors*

*Defendant the Trust*

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1 Dated this 27th day of June, 2018.

2 KOCH & SCOW LLC

3 By: /s/ David R. Koch

4 David R. Koch, Esq.

5 Steven B. Scow, Esq.

6 Brody R. Wight, Esq.

11500 South Eastern Avenue, Suite 210  
Henderson, Nevada 89052

7 *Attorneys for Defendant/Cross-*  
8 *Defendant/Counterclaimant Red Rock*  
9 *Financial Services*

Dated this 27th day of June, 2018.

PENGILLY LAW FIRM

By: /s/ James W. Pengilly

James W. Pengilly, Esq.

Elizabeth B. Lowell, Esq.

1995 Village Center Cir., Suite 190  
Las Vegas, Nevada 89134

*Attorneys for Shadow Springs*  
*Community Association*

10 IT IS SO ORDERED.

11   
12 UNITED STATES DISTRICT JUDGE

13 DATED: June 28, 2018  
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